

October 5, 2015

Mr. Grimsley and Mr. Geiger
420 Alan Wood Road
Conshocken, PA 19428

Dear Mr. Grimsley and Mr. Geiger:

We have reviewed your letters of August 19 and 24. Based on these submittals, the variance committee is approving a conditional variance to the Stormwater Drainage Manual's Stream Corridor Protection Zone (SCPZ).

This decision is based on the following:

- The option that IKEA is seeking, selective cutting of trees on site with an aggressive mitigation plan, is far more protective of the stream than earlier options discussed, which included moving the stream or clear cutting much of the SCPZ.
- IKEA has submitted documentation supporting its contention that visibility is directly related to the viability of the store. Financial hardship is a relevant consideration under the Manual's variance process.
- NP Limited has also submitted documentation supporting its efforts to market this property and the challenges presented by the lack of visibility.
- We believe that with certain changes, IKEA's mitigation plan can meet the standard of the Manual, which is to provide for sufficient mitigation to any impacts on the stream.

We have reviewed the mitigation plan and have several comments.

- We will need to have a conservation easement on the entire SCPZ. As discussed below, it may allow for on-going limbing of remaining trees.
- While the replanting of trees in the southern tree area is a welcome improvement, we would still like to see if more than 9 mature trees could be preserved. We discussed limbing instead of removing, and the concern we heard back was that the trees would keep growing and visibility would be lost. We would like you to investigate whether more trees could be preserved if future limbing is allowed.
- We do not believe the 215 evergreen trees on the northern border should count towards the tree mitigation numbers. It is our understanding that these evergreens were a zoning commitment for property screening. There is also a concern that these trees are too closely planted and long term viability is questionable.
- We need more details regarding how many native and variety of hardwood trees which would be replanted and how many will be money in lieu of trees.
- We need more detail on the "stream protection landscaping plan" referenced in your letter.
- The more detailed plan should specify IKEA's commitment to hand cutting the trees and leaving the stumps.

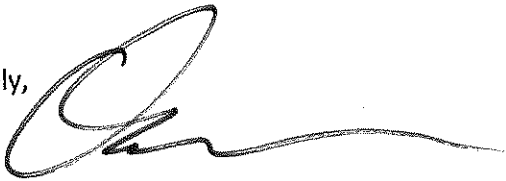


- A draft CC plan shall be submitted to address the details requested. Once these items have been resolved, the plan will be reviewed for final approval.
- We also need to make sure that the plan that we approve is implemented fully. As with all CC plans, a Construction Inspection Deposit (CID) will be required to allow for inspection of the tree mitigation plan.

The approval in this letter is contingent on IKEA meeting the conditions discussed above and will not be considered effective until and when the City has reviewed and approved the CC plan and received a conservation easement.

We are happy to meet and discuss these details if you believe it would be useful. Otherwise, we look forward to receiving a revised plan that addresses the above issues.

Sincerely,

A handwritten signature in black ink, appearing to be 'Dax J. Blake', with a long, sweeping horizontal line extending to the right.

Dax J. Blake, P.E.
Administrator, Division of Sewerage and Drainage
Department of Public Utilities
City of Columbus